

IN RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCES N.W./S Philadelphia Road cor. E/S Kenwood Avenue (8500 Philadelphia Road) 14th Election District 6th Councilmanic District AMOCO OIL COMPANY PETITIONER

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 88-298-XSPHA

AMENDED ORDER

WHEREAS, an Order was issued by the Zoning Commissioner for Baltimore County dated February 22, 1988 granting the Petitioner's requested relief, subject to certain restrictions:

WHEREAS, part of the requested relief was not added in the final Order;

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 22nd day of April, 1988 to be amended as follows:

"Section 405.4.2.a to allow a sign setback of 2 feet from the right of way line in lieu of the required 6 feet be and is hereby Granted."

IT IS FURTHER ORDERED that all other provisions and restrictions of the Order dated February 22, 1988 shall remain in full force and effect.

J. Robert Haines Zoning Commissioner of Baltimore County

JRH:mmn cc: Peoples Counsel

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21284 484-3333

J. Robert Haines Zoning Commissioner



Dennis F. Rasmussen County Executive

April 22, 1988

F. Vernon Boozer, Esquire Covahay and Boozer, P.A. 614 Bosley Avenue Towson, Maryland 21204

Re: Petition for Special Exception and Variances Case No. 88-298-XSPHA Amoco Oil Company, Petitioner

Dear Mr. Boozer:

Pursuant to the hearing held on the subject case and my Order dated February 22, 1988, please find enclosed an Amended Order.

If you have any questions, concerning this matter, please do not hesitate to contact this office.

Very truly yours, J. Robert Haines Zoning Commissioner

JRH:mmn enclosure

IN RE: PETITION SPECIAL EXCEPTIONS AND VARIANCES N.W./S Philadelphia Road, cor. E/S Kenwood Avenue (8500 Philadelphia Road) - 14th Election District - Sixth Councilmanic District AMOCO OIL COMPANY Petitioner

BEFORE THE ZONING COMMISSIONER FOR BALTIMORE COUNTY CASE NO.: 88-298-XSPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a food store and car wash both as "uses in combination" with an existing "gas-n-go" automobile service station, to amend the previous site plan approving a special exception in case no. 5214RX, and a variance to allow one business sign with a total area of 183.02 sq. ft. in lieu of the three (3) signs with a total area of 100 sq. ft. as permitted. The Petitioner seeks relief from sections 405.4.D.4 and 405.4.D.8 pursuant to section 502.1; and from section 413.2.f pursuant to section 307 of the Baltimore County Zoning Regulations.

Pursuant to the advertisement, posting of property, and public hearing held, and it appearing that by reason the requirements of section 502.1 having been met and the health, safety, and general welfare of the community not being adversely affected, and the Petitioner having met the burden of showing that a practical difficulty or undue hardship would result of the variance were not granted, the special exception and variance should be granted.

Therefore, it is ordered by the Zoning Commissioner of Baltimore County, this 22nd day of February, 1988, that the Petition For Special Exception for a food store and car wash both as "uses in combination" with an existing "gas-n-go" automotive service station, as well as the requested amendment to the previous special exception zoning case no. 5214RX, and the Petition For Variance from section 413.2.f to allow one business sign with a total area of 183.02 sq. ft. in lieu of the three (3) signs with a total area of 100 sq. ft. as permitted, be and are hereby GRANTED, from and after the date of this Order, subject, however, to the restriction that in connection with the operation of the car wash there shall be no stacking of vehicles on to Philadelphia Road.

Zoning Commissioner of Baltimore County

IN RE: PETITION FOR SPECIAL EXCEPTION AND VARIANCES N.W./S Philadelphia Road cor. E/S Kenwood Avenue (8500 Philadelphia Road) 14th Election District 6th Councilmanic District AMOCO OIL COMPANY PETITIONER

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY Case No. 88-298-XSPHA

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioner herein requests a special exception for a food store and car wash both as "uses in combination" with an existing "gas-n-go" automobile service station, to amend the previous site plan approving a special exception case no. 5214RX, and a variance to allow one business sign with a total area of 183.02 sq.ft. in lieu of the three (3) signs with a total area of 100 sq. ft. as permitted. The Petitioner seeks relief from sections 405.4.D.4 and 405.4.D.8 pursuant to section 502.1; and from Section 413.2.f pursuant to Section 307 of the Baltimore County Zoning Regulations.

The Petitioner was present, represented by counsel, and supported by Robert Haynie, Design Engineer with APR Associates Inc., the architectural engineering firm, who qualified as an expert witness. There were no Protestants.

The evidence and testimony produced by the Petitioner and the Petitioner's witnesses, all of which is uncontradicted, tends to indicate that the requirements of Section 502.1 and Section 405 of the B.C.Z.R. have been complied with by this project. Furthermore, the evidence tends to indicate that the requested variance is supported by competent evidence indicating that the requirements of Section 307 of the B.C.Z.R. have been fulfilled and that the subject variance would not adversely affect the public health, safety and general welfare.

Pursuant to the advertising, posting of property, and public hearing held, and it appearing that by reason of the requirements of Section 502.1 having been met and the health, safety and general welfare of the community not being adversely affected, and the Petitioner having met the burden of showing that a practical difficulty or undue hardship would result if the variance were not granted, the Special Exception and Variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 22nd day of February, 1988, that the Petition for Special Exception for a food store and car wash both as "uses in combination" with an existing "gas-n-go" automotive service station, as well as the requested amendment to the previous special exception zoning case no. 5214RX and, the Petition for Variance from Section 413.2f to allow one business sign with a total area of 183.02 sq. ft. in lieu of the three (3) signs with a total area of 100 sq. ft. as permitted, be and are hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

- 1. The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. That in connection with the operation of the car wash, there shall be no stacking of vehicles onto Philadelphia Road.
3. That the Petitioner shall be required to comply with all of the comments listed in the Baltimore County Department of Environmental Protection and Resource Management

comments of October 26, 1987 to the Zoning Advisory Committee Report.

J. Robert Haines Zoning Commissioner of Baltimore County

JRH:mmn cc: Peoples Counsel

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21284 484-3333

J. Robert Haines Zoning Commissioner



Dennis F. Rasmussen County Executive

February 22, 1988

F. Vernon Boozer, Esquire Covahay and Boozer, P.A. 614 Bosley Avenue Towson, Maryland 21204

Re: Petition for Special Exception and Variances Case No. 88-298-XSPHA Amoco Oil Company, Petitioner

Dear Mr. Boozer:

Pursuant to the recent hearing held on the subject case, please be advised that your Petition for Special Exception and Variances have been granted.

If you have any questions, concerning this matter, please do not hesitate to contact this office.

Very truly yours, J. Robert Haines Zoning Commissioner

JRH:mmn enclosure cc:Peoples Counsel

ORDER RECEIVED FOR FILING Date 2/22/88 By M. D. Dink

ORDER RECEIVED FOR FILING Date 2/22/88 By M. D. Dink

ORDER RECEIVED FOR FILING Date 2/22/88 By M. D. Dink

RE: PETITION FOR SPECIAL EXCEPTION, : BEFORE THE ZONING COMMISSIONER
SPECIAL HEARING & VARIANCES
NW/S Philadelphia Rd., Corner : OF BALTIMORE COUNTY
E/S Kenwood Ave. (8500
Philadelphia Rd.), 14th Dist. :
AMOCO OIL COMPANY, Petitioner : Case No. 88-298-XSPA

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 223, Court House
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 18th day of December, 1987, a copy of the foregoing Entry of Appearance was mailed to F. Vernon Boozar, Esquire, 614 Bosley Ave., Towson, MD 21204, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

135

PETITION FOR SPECIAL EXCEPTION - SPECIAL HEARING

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Law and Zoning Regulations of Baltimore County, to use the herein described property for A Food store and car wash both uses in combination with an existing "gas and go" automotive service station and a special hearing to amend the previous special exception zoning case # 5214RX.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Amoco Oil Company
(Type or Print Name)
Signature: *Charles T. Bogdanowicz*
Address: Project Engineer
(Type or Print Name)
City and State: _____
Signature: _____

Attorney for Petitioner:
F. Vernon Boozar
(Type or Print Name)
Address: 14520 Green Road (301)592-5914
City and State: Baldwin, Maryland 21013
Signature: *F. Vernon Boozar*

614 Bosley Avenue
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State: Towson, Maryland, 21204
Name: F. Vernon Boozar

Attorney's Telephone No.: 828-9441 614 Bosley Avenue, Towson, MD 21204 828-9441
Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of Nov, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of Feb, 1988 at 2 o'clock P.M.
J. Robert Haines
Zoning Commissioner of Baltimore County.

Z.C.O. No. 1
ESTIMATED LENGTH OF HEARING: 1/2 HR. + 1HR. (over)
AVAILABLE FOR HEARING: _____
MON./TUES./WED. - NEXT TWO MONTHS
ALL OTHER: _____
REVIEWED BY: uon DATE 10/2/87

135

PETITION FOR ZONING VARIANCE

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 413.2.F to allow one (1) business sign with a total area of 183.02 sq. ft. in lieu of three (3) signs with a total area of 100 sq. ft. as permitted; and 405.4.2.a to allow a sign setback of 2 feet from the right-of-way line in lieu of the required 6 feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

- (1) The variance is necessary for compliance with laws governing pricing and advertising.
- (2) The proposed location of the sign is the most practical for overall setback purposes, and without the variance, it would be extremely difficult to effectively advertise the products and services available.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: Amoco Oil Company
(Type or Print Name)
Signature: *Charles T. Bogdanowicz*
Address: Project Engineer
(Type or Print Name)
City and State: _____
Signature: _____

Attorney for Petitioner:
F. Vernon Boozar
(Type or Print Name)
Address: 14520 Green Road (301)592-5914
City and State: Baldwin, Maryland 21013
Signature: *F. Vernon Boozar*

614 Bosley Avenue
Name, address and phone number of legal owner, contract purchaser or representative to be contacted
City and State: Towson, Maryland, 21204
Name: F. Vernon Boozar

Attorney's Telephone No.: 828-9441 614 Bosley Ave., Towson, MD 21204 828-9441
Address: _____

ORDERED By The Zoning Commissioner of Baltimore County, this 13th day of Nov, 1987, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 20th day of Feb, 1988 at 2 o'clock P.M.
J. Robert Haines
Zoning Commissioner of Baltimore County.

ORDER RECEIVED FOR FILING

AMOCO OIL COMPANY
DESCRIPTION OF PROPERTY
8500 PHILADELPHIA ROAD
14TH ELECTION DISTRICT
BALTIMORE, MARYLAND
PAGE 2

Having a radius of 305.17 for an arc length of 92.08 feet and a chord of 49 degrees 16 minutes 30 seconds West 91.73 feet to a point at the beginning of the junction curve connecting the Northeastly side of Chapel Hill Road with the East side of Kenwood Avenue, 60 feet wide, as shown on the beforementioned drawing; thence binding along said curve having a radius of 20.00 feet for an arc length of 21.75 feet and a chord of North 26 degrees 45 minutes 52 seconds West 20.69 feet; thence binding along the East side of Kenwood Avenue the following two courses and distances:

North 04 degrees 23 minutes 20 seconds East 36.34 feet
2) by a curve to the right having a radius of 152.81 feet for an arc length of 112.63 feet and a chord of North 08 degrees 40 minutes 30 seconds East 112.53 feet to intersect the fourth or No. 53 degrees 19 minutes 57 seconds West 166.90 foot line of the beforementioned Deed; thence leaving Kenwood Avenue and binding reversely along a part of said fourth line and all of the third line, South 53 degrees 19 minutes 57 seconds East 135.58 feet and South 54 degrees 07 minutes 05 seconds East 111.55 feet to the point of beginning, containing 27,309 square feet or 0.6269 acres more or less.

BEING all of the land which by Deed dated April 26, 1983 and recorded in Liber 6518, page 209 was conveyed by Louis A. Rankin to Rodney Wayne Dressler.

4/22/87
Robert Haines
Zoning Commissioner of Baltimore County

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 14th Date of Posting: _____
Posted for: Variance - Special Exception - Special Hearing
Petitioner: Amoco Oil Company
Location of property: NW/S Phila. Rd., Cor. E/S Kenwood Ave. 8500 Phila. Rd.
Location of Signs: 3 signs facing Kenwood Ave. all signs to be 2 feet from property of Baltimore
Remarks: See drawing on property of Baltimore
Posted by: M. Haines Date of return: 1/19/88
Number of Signs: 6

CERTIFICATE OF PUBLICATION

TOWSON, MD, Jan. 21, 1988
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Jan. 21, 1988

THE JEFFERSONIAN,
Susan S. Stewart
Publisher

CERTIFICATE OF PUBLICATION

Office of
THE AVENUE NEWS
442 Eastern Blvd.
Baltimore, Md. 21221
JAN 21 19 88

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland at 2:00 p.m. on Monday, February 8, 1988 at 2:00 p.m. to consider a Variance to allow one business sign with a total area of 183.02 sq. ft. in lieu of 3 signs with a total area of 100 sq. ft. as permitted; and to allow a sign setback of 2 feet from the right-of-way line in lieu of the required 6 feet. Special Exception - A food store and car wash both uses in combination with an existing "Gas & Go" automotive service station and a mobile service station and a previous Special Exception Zoning Case #2214RX. In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commission will, however, suspend any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

was inserted in 'The Avenue News' a weekly newspaper published in Baltimore County, Maryland once a week for _____ successive week(s) before the 22nd day of JAN, 1988.
that is to say, the same was inserted in the issues of 01/21/19 88
By *Debra B. Caldwell*
per publisher

INVOICE/STATEMENT

The Avenue Inc.
442 Eastern Blvd.
P.O. Box 7889
Baltimore, MD 21221
687-7775
Account of: ROBYN CLARK P0895555
ZONING OFFICE ROOM 113
111 WEST CHESAPEAKE AVE MD
TOWSON 21204

INVOICE NUMBER	ISSUE DATE	DESCRIPTION	AMOUNT DUE	DAYS OF	INVOICE NUMBER	AMOUNT DUE	DAYS OF
74793 64	1/21/88	1X7.25 7.70	55.82		74793	55.82	

CURRENT: 55.82 30-60 DAYS: .00 BALANCE DUE: 55.82 TOTAL: 55.82
41-90 DAYS: .00 OVER 90 DAYS: .00
TRANSACTIONS AFTER STATEMENT DATE WILL APPEAR ON NEXT STATEMENT.
PAYMENTS IN FULL UPON RECEIPT. 1% INTEREST WILL BE CHARGED TO ACCOUNTS OVER 30 DAYS OLD.

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your petition has been received and accepted for filing this
11th day of November, 1987.

J. Robert Haines
J. ROBERT HAINES
ZONING COMMISSIONER

Petitioner: Amoco Oil Company
Received by: James E. Dyer
Chairman, Zoning Plans
Advisory Committee
Petitioner's Attorney: F. Vernon Booser, Esquire

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 41692
DATE: 10/27/87 ACCOUNT: 01-615-000
AMOUNT: \$ 250.00
RECEIVED FROM: F. Vernon Booser
FOR: Sales Sub. Ven # 135

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 47550
DATE: 11/18/87 ACCOUNT: 01-615-000
AMOUNT: \$ 129.50
RECEIVED FROM: Amoco Oil
FOR: 88-298-X 14th hearing

Baltimore County
Zoning Commission
Office of Planning & Zoning
Towson, Maryland 21204
494-3333

J. Robert Haines
Zoning Commissioner

December 1, 1987

FEB 02 1988



F. Vernon Booser, Esq.
614 Bosley Avenue
Towson, Maryland 21204

Dennis F. Rasmussen
County Executive

Re: Case number: 88-298-1SPHA
NW/S Philadelphia Road, Cor. E/S Kenwood Avenue
(8500 Philadelphia Road)
14th Election District - 6th Councilmanic District
Petitioner: Amoco Oil Company

Dear Mr. Booser:

Please be advised that \$183.36 is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

Very truly yours,

J. Robert Haines
J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

JRH:

cc: File

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Case number: 88-298-1SPHA
NW/S Philadelphia Road, Cor. E/S Kenwood Avenue
(8500 Philadelphia Road)
14th Election District - 6th Councilmanic District
Petitioner: Amoco Oil Company
DATE/TIME: MONDAY, FEBRUARY 8, 1988 at 2:00 p.m.

Variance to allow one business sign with a total area of 183.02 sq. ft. in lieu of the 3 signs with a total area of 100 sq. ft. as permitted; and to allow a sign setback of 2 ft. from the right of way line in lieu of the required 6 feet. Special Exception - A food store and car wash both "Uses in Combination" with an existing "Gas & Go" automobile service station and a Special Hearing to amend the previous Special Exception, Zoning Case #5214RX.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES
Zoning Commissioner of
Baltimore County

CC: F. Vernon Booser, Esq.

File

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

February 3, 1988

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

F. Vernon Booser, Esquire
614 Bosley Avenue
Towson, Maryland 21204

RE: Item No. 135 - Case No. 88-298-1SPHA
Petitioner: Amoco Oil Company
Petitions for Zoning Variance, Special
Hearing and Special Exception

Dear Mr. Booser:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of any plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Dyer
JAMES E. DYER
Chairman
Zoning Plans Advisory Committee

JED:pkb

Enclosures

cc: Amoco Oil Company
Marketing Design Engineering
200 E. Randolph Drive
Chicago, Illinois 60601



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

October 23, 1987

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Md. 21204

Re: ZAC Meeting of 10-20-87
ITEM: #135.
Property Owner: Amoco Oil Company
Location: NW/S Philadelphia Road,
Route 7, corner ES Kenwood Avenue
Existing Zoning: B.L.
Proposed Zoning: Special Exception for
a food store and car wash in
combination with an existing gas
and go and a Special Hearing to amend
the previous Special Exception case
#5214RX, and a Variance to allow one
business sign with a total area of
183.02 square feet in lieu of three
signs with a total area of 100 square
feet and to allow a sign setback of
2 feet from the right-of-way line in
lieu of the required 6 feet
Area: 0.6269 acres
District: 14th Election District

Dear Mr. Haines:

On review of the submittal of 6-24-87 for Special Exception (combination car wash and food store), the State Highway Administration Bureau of Engineering Access Permits finds the concept of two (2) existing entrances to Philadelphia Road, Route 7, generally acceptable.

However, any and all deteriorated curb, gutter, sidewalk and entrance aprons must be repaired or replaced to meet the State Highway Administration Inspectors approval through S.H.A. permit.

The submittal for variance of a business sign has been forwarded to the State Highway Administration Beautification Section, c/o Morris Stein (333-1642) for all comments relative to zoning.

My telephone number is (301) 333-1350

Typewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 383-9451 D.C. Metro - 1-800-492-1062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Mr. R. Haines
Page -2-
October 23, 1987

It is requested that the site plan be revised to show all deteriorated conditions, prior to a hearing date being set.

If you have any questions, please contact George Wittman at 333-1350.

Very truly yours,
George J. Mills, Jr.
Creston J. Mills, Jr.
Acting Chief
Bureau of Engineering
Access Permits

CJM:GW:maw

cc: Mr. M. Stein (w-attachment)



Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

November 10, 1987

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
ATT: James Dyer

Re: Baltimore County
ZAC meeting 10/20/87
Item #135
Property Owner:
Amoco Oil Company
Location: NW/S
Philadelphia Road
Maryland Route 7
corner ES Kenwood Ave
Existing Zoning: B.L.
Proposed Zoning:
Special Exception for
a food store and car
wash in combination
with an existing gas and
go and a special
exception case #5214RX
and a variance to allow
one business sign with a
total area of 183.02
sq. feet in lieu of
three signs with a total
area of 100 sq. feet and
to allow a sign setback
of 2 feet from the right-
of-way line in lieu of
the required 6'
Area: 0.6269 acres
District: 14th

Dear Mr. Haines:

On review of the submittal of October 23, 1987, the State Highway Administration, Bureau of Engineering Access Permits finds the concept of this plan generally acceptable.

However, all revisions as shown in our previous letter of October 23, 1987, (attached herein), must be revised.

It is requested that the site plan be revised prior to a hearing date being set.

RECEIVED
NOV 13 1987
ZONING OFFICE

My telephone number is (301) 333-1350

Typewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 383-9451 D.C. Metro - 1-800-492-1062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Mr. J. Robert Haines
Page 2
November 10, 1987

If you have any questions, please contact Larry Brocato of this office at 333-1350.

Very truly yours,
George J. Mills, Jr.
Creston J. Mills, Jr.
Acting Chief-Bureau of
Engineering Access Permits

LB/es

attachment

cc: APR Associates Incorporated



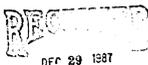
Maryland Department of Transportation
State Highway Administration

Richard H. Trainor
Secretary
Hal Kassoff
Administrator

December 22, 1987

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Att: James Dyer

Re: Baltimore County
Item #135
Property Owner:
Amoco Oil Company
Location: NW/S
Philadelphia Road
Maryland Route 7
corner ES Kenwood Ave.
Existing Zoning: B.L.
Proposed Zoning: Special
Exception for a food
store and car wash in
combination with an
existing gas and go and
a Special Hearing to
amend the previous
Special Exception case
#5214RX, and a Variance
to allow one business
sign with a total area of
183.02 sq. ft. in lieu
of three signs with a
total area of 100 sq. ft.
and to allow a sign
setback of 2 ft from the
right-of-way line in lieu
of the required 6 ft
Area: 0.6269 acres
District: 14th



ZONING OFFICE

Dear Mr. Haines:

After reviewing the revised plan for Item #135 showing the deteriorated paving to be repaired or replaced, the State Highway Administration-Bureau of Engineering Access Permits finds the plan to be generally acceptable.

A State Highway Administration Access Permit must be applied for with the posting of a bond or letter of credit to guarantee construction.

My telephone number is (301) 333-1350

383-7555 Baltimore Metro - 482-4411 D.C. Metro - 480-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Mr. J. Robert Haines
Page 2
December 22, 1987

If you have any questions, please contact Larry Brocato of this office.

Very truly yours,

Creston J. Mills, Jr.

Creston J. Mills, Jr.
Acting Chief-Bureau of
Engineering Access Permits

LB/es

cc: APR Associates Incorporated

BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL
PROTECTION AND RESOURCE MANAGEMENT

10/26/87
Date

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item #135, Zoning Advisory Committee Meeting of October 20, 1987
Property Owner: Amoco Oil Company
Location: NW/S Philadelphia Rd. corner ES Kenwood Ave. District 14
Water Supply: Metro Sewage Disposal: Metro

COMMENTS ARE AS FOLLOWS:

- (X) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins.
- (X) A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Bureau of Air Quality Management is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appliances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3811.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Natural and Child Health.
- () If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment.
- (X) Prior to sealing of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.
- (X) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.
- () Soil percolation tests, have been _____, must be _____ conducted.
- () The results are valid until _____.
- () Soil percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.
- () Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test () shall be valid until _____.
- () is not acceptable and must be repeated. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.
- () Others _____

Karen M. Murray
BUREAU OF WATER QUALITY AND RESOURCE
MANAGEMENT

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
County Office Building
Towson, Maryland 21204
494-3554

November 10, 1987

Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Zoning Commissioner:
The Bureau of Traffic Engineering has no comments for items number 130, 131, 132, 133, 134, 135, 136, 137, and 138.

Very truly yours,

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Associate II

MSF:sd

Baltimore County
Fire Department
Towson, Maryland 21204-2586
484-4300

October 27, 1987

Paul H. Reincke
J. Robert Haines
Zoning Comm. ner
Office of Planning and Zoning
Baltimore County Office Building
Towson, MD 21204

Dennis F. Rasmussen
County Executive

Re: Property Owner: Amoco Oil Company
Location: NW/S Philadelphia Rd. corner Kenwood Avenue
Item No.: 135 Zoning Agenda: Meeting of 10/20/87

Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- (X) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

Noted and Approved: *John F. O'Neill*
Fire Prevention Bureau
Special Inspection Division

all self-service stations shall have at least 1-attendant on duty while the station is open to the public the attendants primary function shall be to supervise, observe and control the dispensing of Class I Liquids while said liquids are being dispensed.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. J. Robert Haines
TO: Zoning Commissioner Date: December 21, 1987

Norman E. Gerber, AICP
FROM: Director of Planning and Zoning

SUBJECT: Zoning Petition Nos. 88-291-XSPHA, 88-298-XSPHA

This office opposes the granting of the requested sign variance, believing that the standards set forth in the Baltimore County Zoning Regulations provide for ample signage.

Norman E. Gerber
Norman E. Gerber, AICP
Director

NEG:JGH:dme
cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel
File

12-21-87

FROM THE DESK OF J. ROBERT HAINES

- TO: Ann Nastarowicz
- James E. Dyer
- W. Carl Richards
- James H. Thompson
- See me immediately
- Discuss with me
- Prepare draft response
- Please follow up
- Collect \$20.00 fee
- Please handle
- Please attend meeting
- Prepare written report
- Please file
- Set up conference
- Other _____

APR ASSOCIATES, INC.
1200 EAST LEXINGTON AVENUE
BALTIMORE, MARYLAND 21202
(301) 441-1122

DEC 17 1987

ZONING OFFICE

3 December 1987

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Baltimore County
ZAC Meeting 10/20/87
Item # 135
Property Owner:
Amoco Oil Company
Location: NW/S
Philadelphia Road
Maryland Route 7
corner ES Kenwood Ave.

Existing Zoning: B.L.
Proposed Zoning: B.L.
Special Exception for
a food store and car
wash in combination
with an existing gas
and go and a special
exception case
5214 RX and a
variance to allow one
business sign with a
total area of 183.02
sq. feet in lieu of
three signs with a
total area of 100 sq.
feet and to allow a
sign setback of 2 feet
from the right-of-way
line in lieu of the
required 6'
Area: 0.6269 acres
District: 14th

Call him + tell him that it has already been set for hearing (see work pass) + send 9 more revised plans. No fee. Put in file. Paul 1/11/88

7427 Harford Road
Baltimore, Maryland 21234
(301) 414-4122

88-298
Set for 2/13/88 2:00 P.M.
* Need to review of
Revised plans
to forward

Mr. J. Robert Haines
Zoning Commissioner
County Office Building
Towson, Maryland 21204
Page 2

Dear Mr. Haines:

Enclosed is a site plan which was revised based upon the comment of the State Highway Administration in a letter dated 23 October 1987. This S.H.A. letter expressed that any and all deteriorated curb, gutter, sidewalk and entrance aprons must be repaired or replaced to meet the State Highway Administration Inspectors' approval through the S.H.A. permit.

Our office had made a field inspection of the site and determined that the entrance aprons on the north side of Old Philadelphia Road must be repaired. We have forwarded a revised site plan to the State Highway Administration and at this time request that a hearing date be set.

If you have any questions please do not hesitate to call.

Very truly yours,

Robert L. Haynie
Robert L. Haynie
Design Engineer
APR Associates, Inc.

Encl.

cc: Larry Brocato

MICROFILMED

COVAHEY & BOOZER, P. A.
ATTORNEYS AT LAW
614 BOSLEY AVENUE
TOWSON, MARYLAND 21204
AREA CODE 301
420-9441

EDWARD C. COVAHEY, JR.
F. VERNON BOOZER
MARK S. DEWAN
ANTHONY J. DIRAULA

REPLY TO:
ANNEX OFFICE
SUITE 101
808 BALTIMORE AVE.
TOWSON, MD. 21204
AREA CODE 301
888-5828

February 15, 1988

J. Robert Haines
Zoning Commissioner of
Baltimore County
County Office Building
Towson, Maryland 21204

RE: IN RE: PETITION SPECIAL EXCEPTIONS
AND VARIANCES
AMOCO OIL COMPANY

Dear Mr. Haines:

As you requested at the conclusion of the hearing on February 8, 1988 with respect to the above, enclosed please find a standard opinion and Order for your review and signature. I trust that same will meet with your approval. If you require any changes or modifications, please do not hesitate to contact my office.

Very truly yours,

F. Vernon Boozer
F. Vernon Boozer

FVB/jab
enclosure

FEB 16 1988

ZONING OFFICE

MICROFILMED

88-298 XSPH

ZONING COMMISSIONER - WITNESS FORM

NAME: *Bob Hayer*
ADDRESS: _____
COMPANY: *APR Assoc.*
ADDRESS: _____

REPRESENTING: _____

SUPPORTING: PETITIONER PROTESTANT _____

TESTIMONY: *Requirements of 502.1 would
be met.*

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5214-RX

